

**Exhibit A**

FIXED RATE									
NO INCOME/NO ASSET/NO EMPLOYMENT (NINANE)									
OCCUPANCY	PURCHASE AND RATE & TERM REFI				EQUITY REFINANCE				
	LTV	CLTV	LOAN AMOUNT	CREDIT SCORE	LTV	CLTV	LOAN AMOUNT	MAX CASHOUT	CREDIT SCORE
Primary Residence 1-4 Units	95% <sup>1</sup>	100% <sup>1</sup>	\$ 500,000	660 <sup>2</sup>	90%	90%	\$ 500,000	\$200,000	660 <sup>2</sup>
	80%	100% <sup>1</sup>	\$ 650,000	620 <sup>2</sup>	80%	80%	\$ 650,000	\$200,000	620
	70%	100% <sup>1</sup>	\$1,000,000	620 <sup>2</sup>	60%	80%	\$1,000,000	\$400,000	620
	60%	100% <sup>1</sup>	\$2,000,000	620 <sup>2</sup>	50%	80%	\$1,500,000	\$500,000	620
Second Home 1 Unit	90%	90%	\$ 500,000	660 <sup>2</sup>	90%	90%	\$ 500,000	\$150,000	700
	80%	80%	\$ 650,000	620	75%	80%	\$ 650,000	\$150,000	700
	70%	80%	\$1,000,000	620	60%	80%	\$1,000,000	\$300,000	700
	60%	80%	\$2,000,000	620	50%	80%	\$1,500,000	\$400,000	700
Investment 1-4 Units	90%	90%	\$ 500,000	700	80%	80%	N/A	N/A	N/A
	80%	80%	\$ 650,000	700	70%	80%	N/A	N/A	N/A
	60%	80%	\$1,000,000	700	60%	80%	N/A	N/A	N/A
	50%	80%	\$1,500,000	700	50%	80%	N/A	N/A	N/A
<sup>1</sup> <b>3-4 Units:</b> Max 90% LTV/CLTV <sup>2</sup> Minimum 680 credit score required if CLTV > 80% and secondary financing is present  <b>Ratios:</b> Not calculated  <b>Payment Shock</b> <ul style="list-style-type: none"> <li>Applies to primary residences</li> <li>New monthly payment may not exceed the current monthly payment by more than: <ul style="list-style-type: none"> <li>1.5 times current housing payment if LTV/CLTV &gt; 80%</li> <li>2 times current housing payment if LTV/CLTV is ≤ 80%</li> <li>1.5 times current housing payment for first time home buyers</li> </ul> </li> <li>No Exceptions</li> </ul> <b>Non-Permanent Resident Aliens:</b> Maximum LTV/CLTV 80%  <b>Foreign Nationals:</b> Maximum LTV/CLTV 75%  <b>First Time Homebuyer</b> <ul style="list-style-type: none"> <li>Primary Residence</li> <li>1 unit</li> <li>Refer to #30 Credit for housing history requirements</li> </ul> <b>Non-occupant Co-borrowers:</b> Not permitted					<b>Assets</b> <ul style="list-style-type: none"> <li>No assets stated on the application</li> <li>No verification of assets</li> <li>Permanent resident aliens and non-permanent resident aliens must provide letter from banking institution confirming customer relationship</li> <li>Refer to #31 Assets for Seller Contribution Information</li> </ul> <b>Salaried Borrowers</b> <ul style="list-style-type: none"> <li>Income and employment are not stated on the application</li> <li>Income and employment are not verified</li> <li>Verbal VOE is not required</li> <li>4506T is not required</li> </ul> <b>Non-salaried Borrowers</b> <ul style="list-style-type: none"> <li>Self-employed and commission</li> <li>Income and employment are not stated on the application</li> <li>CPA certification and business license are not required.</li> <li>Verbal VOE is not required</li> <li>4506T is not required</li> </ul> <b>Non-employment Income</b> (retirement, interest income, rental income) <ul style="list-style-type: none"> <li>Income is not stated on the application</li> <li>No verification of income</li> <li>4506T is not required</li> </ul>				